

Date: September 7, 2016
Project No.: 84062.13

**Engineer's Opinion of Probable Cost
for
Skyview Ridge Subdivision, Phase II - Platted Streets
to Provide Water, Sanitary Sewer, Storm Drain, and Street Improvements
Estimate Based on Preliminary Plat Layout Only
Includes Lots 5-9, Block 1, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5,
Lot 1, Block 6, Lot 1, Block 7 and Lot 1, Block 8**

Schedule I: Utilities

Item No.	Quantity	Unit	Description	Unit Price		Subtotal
101	1	LS	Mobilization and Insurance	\$106,986.75	=	\$106,986.75
102	3	EA	Connect to Ex. 8-inch Sanitary Sewer Stub	\$4,500.00	=	\$13,500.00
103	23	EA	Basic Sanitary Manhole	\$3,500.00	=	\$80,500.00
104	115	VF	Extra Depth Sanitary Sewer Manhole	\$95.00	=	\$10,925.00
105	5,434	LF	8-inch Sanitary Sewer Main	\$40.00	=	\$217,360.00
106	55	EA	6-inch Sanitary Sewer Service	\$800.00	=	\$44,000.00
107	1,540	LF	6-inch Sanitary Sewer Service pipe	\$25.00	=	\$38,500.00
108	9	EA	8-inch PVC Sanitary Sewer Cap	\$150.00	=	\$1,350.00
109	3	EA	Connect to 8-inch Water Main Stub	\$2,500.00	=	\$7,500.00
110	5,290	LF	8-inch Water Main	\$35.00	=	\$185,150.00
111	26	EA	8-inch Gate Valve	\$1,500.00	=	\$39,000.00
112	1	EA	8-inch Cross	\$850.00	=	\$850.00
113	7	EA	8-inch Tee	\$750.00	=	\$5,250.00
114	12	EA	8X8X6-inch Tee	\$750.00	=	\$9,000.00
115	11	EA	8-inch Bend	\$550.00	=	\$6,050.00
116	12	EA	Fire Hydrant Assembly (inc. valve & piping)	\$4,500.00	=	\$54,000.00
117	50	EA	1-inch Water Service on 8-inch Main	\$1,100.00	=	\$55,000.00
118	5	EA	4-inch Water Service (inc. valve, piping)	\$1,800.00	=	\$9,000.00
119	7	EA	2-inch Temporary Blowoff	\$2,000.00	=	\$14,000.00
120	7	EA	8-inch Plug & Thrust	\$500.00	=	\$3,500.00
121	3	EA	Connect to Ex. 21-inch Storm Drain Stub	\$3,000.00	=	\$9,000.00
122	17	EA	Storm Drain Manhole	\$4,000.00	=	\$68,000.00
123	85	VF	Extra Depth Manhole	\$95.00	=	\$8,075.00
124	900	LF	24-inch Storm Drain Pipe	\$80.00	=	\$72,000.00
125	1,948	LF	21-inch Storm Drain Pipe	\$70.00	=	\$136,360.00
126	1,121	LF	18-inch Storm Drain Pipe	\$60.00	=	\$67,260.00
127	250	LF	15-inch Storm Drain Pipe	\$60.00	=	\$15,000.00
128	359	LF	12-inch Storm Drain Pipe	\$40.00	=	\$14,360.00
129	14	EA	Curb Inlet	\$1,750.00	=	\$24,500.00
130	1	EA	21-inch Storm Drain Cap	\$500.00	=	\$500.00

131	1	EA	18-inch Storm Drain Cap	\$500.00	=	\$500.00
132	5	EA	6-inch Storm Drain Service	\$600.00	=	\$3,000.00
133	2	EA	Stormwater filtration manhole	\$25,000.00	=	\$50,000.00
134	2	EA	Stormwater detention basins	\$75,000.00	=	\$150,000.00
135	140	LF	6-inch Storm Drain Service pipe	\$25.00	=	\$3,500.00
136	1	LS	Traffic Control During Construction	\$10,000.00	=	\$10,000.00
				Schedule I Subtotal	=	\$1,533,476.75

Schedule II: Streets

Item No.	Quantity	Unit	Description	Unit Price		Subtotal
201	1	LS	Mobilization and Insurance	\$44,099.70	=	\$44,099.70
202	1	LS	Storm Water Management and Erosion Control	\$7,500.00	=	\$7,500.00
203	8,331	CY	Unclassified Excavation - Streets	\$8.00	=	\$66,648.00
204	6,955	CY	1-1/2-inch Base Gravel (12-inch thick)	\$22.00	=	\$153,010.00
205	10,354	LF	Curb and Gutter	\$11.00	=	\$113,894.00
206	540	SF	Accessibility Ramp	\$7.00	=	\$3,780.00
207	20	EA	Truncated Dome Panels	\$150.00	=	\$3,000.00
208	17,647	SY	Asphalt Surface Course (3-inch Section)	\$12.00	=	\$211,764.00
209	12	EA	Monument and box	\$500.00	=	\$6,000.00
210	5	EA	Street Name Sign with Post	\$400.00	=	\$2,000.00
211	1	LS	Yellow Epoxy Curb Paint	\$400.00	=	\$400.00
212	3	EA	16-unit Gang Mailbox with pad	\$4,500.00	=	\$13,500.00
213	3	EA	Relocate Road closed sign & Delineator	\$500.00	=	\$1,500.00
214	1	LS	Traffic control during construction	\$5,000.00	=	\$5,000.00
				Schedule II Subtotal	=	\$632,095.70

Construction Subtotal	=	\$2,165,572.45
Construction Subtotal Plus Contingency	=	\$2,490,408.32

Administrative Fees

Engineering Design	7.50%	=	\$186,780.62
Construction Admin & Inspection	7.00%	=	\$174,328.58
construction staking	1.50%	=	\$37,356.12
Materials testing	1.50%	=	\$37,356.12
City of Billings Private contract fee	3.50%	=	\$87,164.29
Administrative Fees Subtotal		=	\$522,985.75

Construction Total and Administrative Fees	=	\$3,013,394.06
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Total Net Lot Square Footage = 1,395,662 SF

Notes:

Quantity estimates based on Preliminary plat layout only - not on actual design

Mobilization and Insurance based on percentage of total schedule cost

7.5 %

Construction contingency

15 %

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.